84700-4
Book 14

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$50,000.00.** Affiant Subscribed and sworn to before me, this the 28th day of May, 2013. Notary Public My commission expires: 2/13/17 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130048027 DEEDWARR
Recvd: 06/10/13 09:32 2 pgs
Fees: 13.00 Taxes: 185.00
20130610-0058474

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Raymond E. Foster	**New Owner**	**Map 133-16-0, Parcel 115.00**
5140 Rawlings Road		
Joelton, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Vera Porter, Reba Ward, Evelyn Guy, Nora Faye Bowers, Jimmy Karnes and Wanda Jenkins the Devisees Under the Will of Louise S. Karnes aka Tennie Louise Karnes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Raymond E. Foster

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 80, on the Plan of Kenilworth Estates, Section 2, as of record in Book 2900, page 126, Register's Office for Davidson County, Tennessee. Said Lot No. 80 fronts 79 feet on the northerly side of Penfield Drive and extends back 155.2 feet on the easterly line, to a dead line, measuring 79 feet thereon. Being part of the real property conveyed to Martin Zeitlin, Trustee, by deed from Adam J. Strasser and wife, dated May 27, 1960, filed May 27, 1960, and recorded in Book 3072, Page 556, said Register's Office. This conveyance is made subject to ten foot easement for public utilities and 8-inch sewer along northerly line of premises, 40-foot building setback line from Penfield Drive and conditions of owners certificate, as shown on plan of record in Book 2900, page 126, said Register's Office; and to restrictive covenants contained in said instrument of record in Book 3159, Page 308, said Register's Office.

Being the same property conveyed to Thomas E. Karnes and wife, Louise Karnes by Deed from Martin Zeitlin, Trustee, dated May 22, 1961, of record in Book 3225, Page 181, Register's Office for Davidson County, Tennessee. The property was conveyed to Louise Karnes by Divorce Decree, Docket No. 63349, Fourth Circuit Court of Davidson County, Tennessee. The said Louise Karnes having quitclaimed a one-half interest in the property to Thomas E. Karnes to create a tenancy by the entirety, dated August 18, 1995, of record in Book 9771, page 213, Register's Office for Davidson County, Tennessee. The said Thomas E. Karnes having predeceased Louise Karnes aka Tennie Louise Karnes. The said Louise S. Karnes aka Tennie Louise Karnes, died on December 10, 2012 leaving a Last Will and Testament (the "Will") dated November 10, 2008, which was admitted to Probate Court of Davidson County, Tennessee, under Case No. 13P-742. A copy of said Will is recorded as Instrument No. 20130610-0058473, said Register's Office. Pursuant to the provisions of the said Will, the property was devised to Vera Porter, Reba Ward, Evelyn Guy, Nora Faye Bowers, Jimmy Karnes and Wanda Jenkins.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The property conveyed herein was not the place of residence of the Grantors or their spouses.

This is improved (__X__) Unimproved (____) property, known as **292 Penfield Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **28th** day of **May, 2013.**

Vera Porter
Vera Porter

Reba W. Ward
Reba Ward

Evelyn Guy
Evelyn Guy

Nora Faye Bowers
Nora Faye Bowers

Jimmy Karnes
Jimmy Karnes

Wanda Jenkins
Wanda Jenkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Vera Porter, Reba Ward, Nora Faye Bowers, Jimmy Karnes and Wanda Jenkins the Devisees under the Will of Louise S. Karnes, Deceased,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **May, 2013.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Evelyn Guy, Devisee under the Will of Louise S. Karnes, Deceased,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **May, 2013.**

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 2/13/17